

# **CITY PLANNING COMMISSION MEETING AGENDA**

**TUESDAY, APRIL 12, 2016  
1:30 P.M. CITY COUNCIL CHAMBER  
(CITY HALL 1E07)**

## **PUBLIC HEARING:**

**THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, APRIL 12, 2016 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.**

### **A. OLD BUSINESS:**

- 1. SUBDIVISION DOCKET 004/16** – Request by 106 SHARON, LLC to re-subdivide Lots 69 through 72 into Lots 70A and 72A, Square 5, Metairie Park, Seventh Municipal District, bounded by Sharon Drive, Fleur Des Lis Drive, West Brooks Street, and Veterans Highway. The municipal addresses are 106-108 SHARON DRIVE. (PD 5) (NJ) (WITHDRAWN BY APPLICANT)

### **B. NEW BUSINESS:**

- 2. ZONING DOCKET 032/16** – Request by CITY COUNCIL MOTION NO. M-16-61 for a Conditional Use to permit the sale of alcoholic beverages for consumption on-premises in a standard restaurant in an HU-B1A Historic Urban Neighborhood Business District and HU-B1A Use Restriction Overlay District, on Square 186 or 186A, Lot A, in the Sixth Municipal District, bounded by Fontainebleau Drive and South Gayoso, General Pershing, South Dupre and South Broad Streets. The municipal address is 4401 SOUTH BROAD STREET. (PD 3) (VM)
- 3. ZONING DOCKET 033/16** – Request by THE CITY OF NEW ORLEANS for a Conditional Use to permit a cultural facility (public library) in an HU-B1 Historic

Urban Neighborhood Business District, on Square 903, Lot W or A, in the Third Municipal District, bounded by Saint Bernard Avenue and North Prieur, Onzaga and North Johnson Streets. The municipal address is 1902 SAINT BERNARD AVENUE. (PD 4) (DG)

4. **ZONING DOCKET 034/16** – Request by STUART HALL SCHOOL FOR BOYS for an Amendment to Ordinance No. 21,250 MCS (Zoning Docket 38/03) to permit the expansion of an existing school to create outdoor green space in an HU-RD2 Historic Urban Two-Family Residential District, on Square 277, Lots 18, 6-7, 4, B, A, Q, P and an undesignated lot or Lots 18, 4-A, Q-1, and Square 288, Lots 13 and 14 pt. 15 or Lots 13 and 14, in the Seventh Municipal District, bounded by South Carrollton Avenue and Spruce, Dublin and Sycamore Streets. The municipal addresses are 2014-2018 SOUTH CARROLLTON AVENUE, 8121-8127 SPRUCE STREET, AND 8120-8142 PANOLA STREET. (PD 3) (NK) (APPLICATION DETERMINED TO NOT BE COMPLETE AND IS THEREFORE REMOVED FROM AGENDA)
5. **ZONING DOCKET 035/16** – Request by NOLA GURL 2, LLC for a Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District, on Square 1024, Lots 13 and 14, in the Third Municipal District, bounded by Elysian Fields Avenue and North Galvez, Marigny and North Johnson Streets. The municipal address is 2037 ELYSIAN FIELDS AVENUE. (PD 7) (SK)
6. **ZONING DOCKET 036/16** – Request by 217 SOUTH RENDON, LLC for a Planned Development to allow the adaptive reuse of an existing institutional structure as a multi-family residence in an HU-RD2 Two-Family Residential District and an HUC Historic Urban Corridor Use Restriction Overlay District, on Square 682, Lots 16-19, in the First Municipal District, bounded by South Rendon and Palmyra Streets, South Jefferson Davis Parkway and Cleveland Avenue. The municipal addresses are 217 SOUTH RENDON STREET AND 3300 CLEVELAND AVENUE. (PD 4) (NJ)
7. **ZONING DOCKET 037/16** – Request by WANDA G. BAILEY for a Conditional Use to permit dwellings above the ground floor in an S-B1 Suburban Business District, on Square 1103, Lots 1 and 2, in the Third Municipal District, bounded by Caffin Avenue and North Galvez, Lamanche and North Miro Streets. The municipal addresses are 2101-2107 CAFFIN AVENUE. (PD 8) (KB)
8. **SUBDIVISION DOCKET 154/15** – Request by M.S. RAU ANTIQUES, LLC AND 616-18 ROYAL STREET, LLC to re-subdivide Lots 23 & A into proposed Lot 23A, Square 42, in the Second Municipal District, bounded by Royal, Saint Peter, Chartres, and Toulouse Streets. The municipal addresses are 616-624 ROYAL STREET. (PD 1b) (BN)

9. **SUBDIVISION DOCKET 013/16** – Request by MIRABEAU APARTMENTS, LLC to re-subdivide Lot 21 into proposed Lots 21-A and 22 through 41, Square 3, Section C, in the Third Municipal District, bounded by Mireabeau Avenue and Warrington, Wilton, Windsor, and Haik Drives. The municipal addresses are 1917-1923 MIRABEAU AVENUE (PD 6) (NJ)
10. **SUBDIVISION DOCKET 015/16** – Request by ORLEANS 2916, LLC to subdivide Lot 4 into proposed Lots 4A and 4B, Square 381, Second Municipal District, bounded by Orleans Avenue and North Dupre, Saint Peter, and North Gayoso Streets. The municipal addresses are 2916 ORLEANS AVENUE, 2913 SAINT PETER STREET, AND 2915 SAINT PETER STREET. (PD 4) (DA)
11. **SUBDIVISION DOCKET 017/16** – Request by REB ORLEANS ENTERPRISES, LLC to subdivide Lot X into proposed Lots X1 and X2, Square 1527, Third Municipal District, bounded by Grand Route St. John, North White Street, Lepage Street, and North Dupre Street. The municipal addresses are 2900 AND 2904 GRAND ROUTE ST. JOHN. (PD 4) (BP)
12. **SUBDIVISION DOCKET 018/16** – Request by REGIONS BANK to re-subdivide Lots 4, M-1, N-1, and part of Lots I and J into proposed Lot 4A, Square 2658, Third Municipal District, bounded by Elysian Fields Avenue and Milton, Frenchmen, and Foy Streets. The municipal addresses are 2166 Foy Street and 3822 – 3836 Elysian Fields Avenue. (PD 6) (BD)
13. **DESIGN REVIEW 019/16** – Request by SOUTH MARKET DISTRICT LLC to permit the demolition of one (1) two-story structure located in the Central Business District, as required by Section 26-2 of the Municipal Code of Ordinances, on Square 274, Lot 3A, in the First Municipal District, bounded by South Rampart, Girod, and Julia Streets and O’Keefe Avenue. The municipal address is 762 SOUTH RAMPART STREET. (PD 1A) (BD)
14. **NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) STUDY** – To consider modifications to the NPP to further enhance early notification and the dissemination of information related to development projects.

**C. OTHER BUSINESS:**

15. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. (SKK)

**OTHER PLANNING MATTERS:**

- A. Adoption of minutes of the February 29, March 8, and March 22, 2016 meetings.
- B. Committee Reports.

C. Announcements.

Robert D. Rivers

Executive Director

RDR/skk